



Denver Federal Center

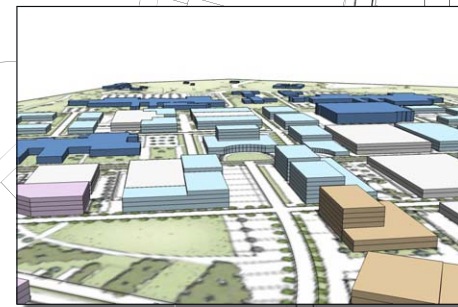
SITE PLAN STUDY



LOOKING NORTHEAST OVER CENTER AVENUE



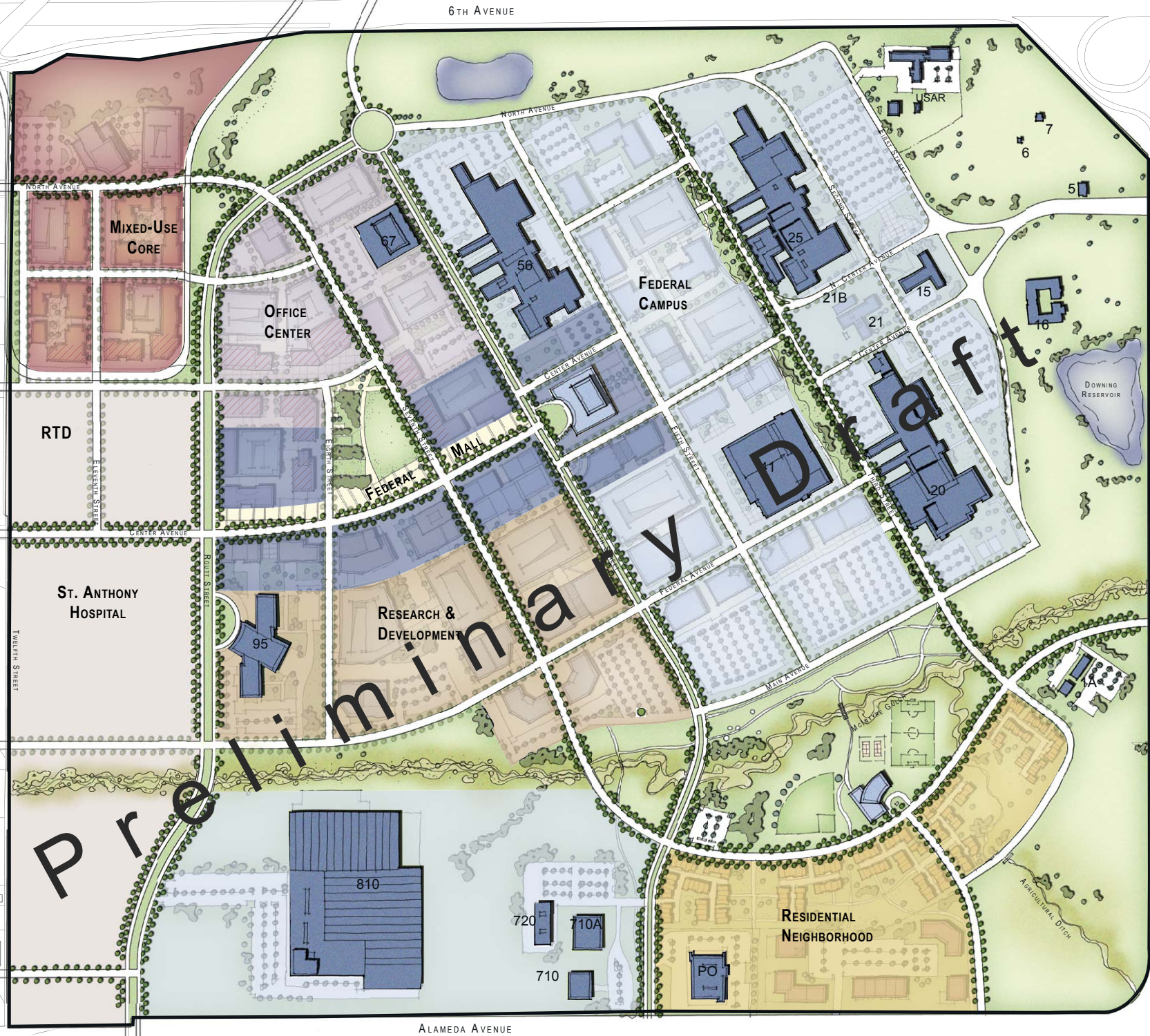
LOOKING NORTHWEST OVER ELEVENTH AVENUE



LOOKING NORTHEAST ALONG CENTER AVENUE



LOOKING NORTHWEST ALONG SIXTH STREET



The Federal Mall Concept

The Federal Mall, located on Center Avenue, is a heavily landscaped boulevard providing a grand entry from Union Boulevard to the heart of the DFC site. This boulevard will be bordered on the north by a community park and will terminate at a prominent hardscape plaza that will frame a landmark building.

Landuse-- Office buildings with ground-floor retail are centered around the community park just east of the transit station. A hotel, located on the far northwest corner of the DFC site, is connected to the station via a landscaped main street lined with retail uses. Research and Development buildings ranging from two to six stories are located on the south side of the mall. Housing is located north of the transit station and approximately 800 attached units are located on the southeast corner of the site. A small neighborhood retail center is located off of Alameda Avenue to the east of the existing post office.

Circulation-- Along with the landscaped boulevard along Center Avenue, there is a primary circulation route that connects Union Boulevard to Kipling Street. This concept proposes two new boulevards that carry traffic north and south through the DFC site. These two boulevards join at a roundabout to the north and potentially connects with Quail Street north of 6th Avenue. The most eastern of these boulevards provides a physical barrier between the Federal Mall and the private/quasi-public development.

Open Space-- This concept preserves the McIntyre gulch drainage area as a natural open-space amenity. More active recreation areas are programmed adjacent to the McIntyre gulch corridor. The community park provides a focal point and synergistic space for the development just east of the transit station. A hardscape plaza located at the terminus of the Federal Mall is a prominent entry plaza for pedestrian access to the more central Federal campus.